

PB# 85-50

Daniel & Linda Frank

33-2-9.2

Daneal & Linda Frank Site 85-50
Plan

Disapproved

3-11-87

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

General Receipt

6832

Received of

Daneal Frank

Aug. 28 19 85

\$ 25.00

DOLLARS

For

Twenty Five and 00/100

~~Auto~~ Life Plan 85-50 application

DISTRIBUTION

FUND	CODE	AMOUNT
25.00	Check	
# 760		

By

Pauline S. Turner

Town Clerk

Title

Date 16 March 1987

TOWN OF NEW WINDSOR

**TOWN HALL, 555 UNION AVENUE
NEW WINDSOR, NEW YORK 12550**

TO McGoey and Hauser Consulting Engineers, P.C. DR.

45 Quassaick Avenue, New Windsor, NY 12550

DATE

CLAIMED

ALLOWED

[illegible]

According to the USGS. We are going to need a way out. The owner is presently talking to some of the owners here about a sewer line easement out to the existing sewer line. However at this time we can service these two front parcels, one of which already has an existing house on it which was part of the whole parcel proposal here which will result in one new house in this location until we come back in with a new subdivision. We have shown the set back lines on the lot 2 in accordance with the zoning regulations and USGS also.

Mr. Van Leeuwen: Where are the wells going to be?

Mr. Grevas: I don't know yet we have sewers there so we don't have a concern of separation of waste water so it depends on where the house goes where the well will go.

Mr. McCarville: You need the easement to service these?

Mr. Grevas: Yes.

Mr. Van Leeuwen: How much do you have?

Mr. Grevas: There is the topo. It is not great but not steep either.

Mr. Van Leeuwen: I see no problem. "That the Planning Board of the Town of New Windsor approve the subdivision of Quality Home Builders/Chestnut." Seconded by Mr. McCarville and approved by the Board.

Roll Call:	Mr. Jones	Aye
	Mr. Lander	Aye
	Mr. Van Leeuwen	Aye
	Mr. McCarville	Aye
	Mr. Schiefer	Aye

Mr. Jones: The 50 foot is going through and there will be changes?

Mr. Grevas: No changes. On this later subdivision, I will ask for the fees on Monday when we bring the map in for stamping.

FRANK SITE PLAN (85-70) KENNEDY

Mr. Kennedy came before the Board representing this proposal.

Mr. Schiefer: We have a site approval from the Sanitary Department. I will read the comments from the Town Engineer on this proposal. Pat, do you have a copy of this?

Mr. Kennedy: No, I do not.

Mr. Van Leeuwen: I have to say I want to know how many square feet are in the house and I want parking places shown for that existing house.

Mr. Kennedy: It is listed right here. We showed the existing house amount of square feet being used for retail and parking spaces for that.

Mr. Van Leeuwen: What are you looking for is two retail stores.

Mr. Kennedy: We have the one in the back we are looking for approval on the one in the front. Comments last time was to shift the drive here, there is an assessment here, everybody has joint use of the drives split by the property line to the west. Based on the comments at the last meeting we moved the westerly driveway to be totally on the Frank property. Next door is now being operated by Ruggard Business Machines and he has the deeded right to the drive so we have moved it. The comment last time was that the one handicapped space in the back wasn't at the proper width which we have revised that and we labeled the building to be proposed retail stores.

Mr. Van Leeuwen: That was supposed to be for refinishing antique cars and storage.

Mr. Kennedy: No, this was what this little shed area was his own work on the cars.

Mr. Van Leeuwen: This is now retail stores now.

Mr. McCarville: But it says proposed.

Mr. Van Leeuwen: We approved proposed garage. You are putting too much on a little piece of property. I don't care if it is approved by the fire department or not it is still too much.

Mr. Schiefer: That was Mr. Scheible's comment, it is too much on a small piece of property, too congested.

Mr. Van Leeuwen: I didn't like it before and I don't like it now.

Mr. Jones: You say the fire department OK's the drives?

Mr. Kennedy: Yes, they did.

Mr. Van Leeuwen: That was originally approved for a two car garage, the doors are right in there.

Mr. Schiefer: This site plan was approved by the Bureau of Fire Prevention signed by the chairman.

Mr. McCarville: "That the Planning Board of the Town of New Windsor approve the site plan for Frank." Seconded by Mr. Van Leeuwen.

Roll Call:	Mr. Van Leeuwen	Nay
	Mr. McCarville	Nay
	Mr. Jones	Nay
	Mr. Lander	Nay
	Mr. Schiefer	Nay

Mr. Schiefer: There are a lot of negative comments by the Engineer.

Mr. Van Leeuwen: What I don't like is originally that was a garage now it is retail stores. It is too crowded on that piece of property.



McGOEY and HAUSER
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640
PORT JERVIS (914) 856-5600

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
Associate

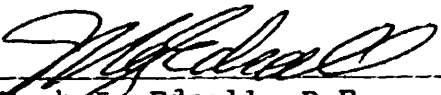
Licensed in New York,
New Jersey and Pennsylvania

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: Frank Site Plan
PROJECT LOCATION: Little Britain Road (Route 207)
NW #: 85-50
11 March 1987

- 1). The Applicant has submitted a Site Plan for review which proposes the construction of a two (2) retail store structure with associated improvements on a lot with two (2) existing structures. The Plans have previously been reviewed at the 22 October 1986 Planning Board Meeting.
- 2). The Applicant should submit, for the Planning Board records, any correspondence regarding construction in the proximity of the New York State Department of Environmental Conservation designated wetlands.
- 3). The Board should verify that the Bureau of Fire Prevention has accepted the 14' clearance indicated between the existing building and the proposed building.
- 4). The Board should verify with the Applicant that the New York State Department of Transportation has accepted the proposed access driveways and, if required, a Highway Work Permit will be obtained.
- 5). The Applicant should be advised that the parking requirement reference on the Plan of one space per 200 square foot of retail/sales area has been revised in the new bulk tables and currently requires 1 space per 150 square feet. Therefore, a total of seventeen (17) spaces are required, not thirteen (13).
- 8). Submittal to the New York State Department of Transportation for the proposed driveway modifications will be required.


Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer

MJEfmD

New York State Department of Environmental Conservation
21 South Putt Corners Road, New Paltz, NY 12561-1696
(914) 255-5453

*Planning
received 10/22/86*



Henry G. Williams
Commissioner

February 11, 1986

Patrick T. Kennedy, L.S.
647 Little Britain Road
New Windsor, NY 12550

Re: Proposed Commercial Structure
Lands of Daneal & Linda Frank

Dear Mr. Kennedy:

We have received your letter of January 22nd requesting our review of proposed additional construction adjacent to state-designated Freshwater Wetland CO-3 in the Town of New Windsor. Our records show that the owner was issued a permit in 1984 to construct the one story concrete block building at the rear of the property, which you have indicated is still under construction. As this permit expired on December 31, 1985, you should advise the permittee to immediately seek an extension by submitting a request, in writing, explaining the circumstances.

The current proposal for an additional commercial structure and parking area will require a new Freshwater Wetlands permit. Enclosed for your use are the appropriate application materials. Please note that any plans submitted with an application should note that the wetland boundary shown on these plans accurately reflects the limits as marked by Mr. Joseph Steele of our Division of Fish and Wildlife, furthermore, the 100 foot adjacent area should also be shown.

If there are any questions, please do not hesitate to call. Thank you.

Sincerely,

Lawrence G. Biegel
Lawrence G. Biegel
Senior Environmental Analyst
Region 3

LGB/di
Encl.

cc: Daneal and Linda Frank
J. Steele



McGOEY and HAUSER
CONSULTING ENGINEERS P.C.

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Pennsylvania

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: Frank Site Plan
PROJECT LOCATION: Little Britain Road (Route 207)
NW #: 85-50
22 October 1986

- 1). The Applicant has submitted a Site Plan for review which proposes the construction of a two (2) retail store structure with associated improvements on a lot with two (2) existing structures.
- 2). All construction and improvements within 100' of the designated wetlands shall be in strict accordance with regulations as promulgated by the New York State Department of Environmental Conservation.
- 3). The Applicant indicates that a total of 1975 square feet of space will be utilized for retail purposes. The Applicant should verify these values as well as indicate the usage for the remaining areas within each building.
- 4). The Board should discuss the fact that the westerly driveway as shown on the site plan runs off of the property and onto the adjacent property.
- 5). The type of surface to be provided for the proposed parking areas and driveways is not indicated; details should be submitted.
- 6). The handicapped parking space in the rear appears to be undersized.
- 7). The spacing between the proposed retail stores and existing frame building (14') is questioned; adequacy for emergency vehicle use is questioned.
- 8). Submittal to the New York State Department of Transportation for the proposed driveway modifications will be required.

9). If a change in the sign is proposed or any additional signs are proposed, the type, size and location should be shown on the Site Plan for approval.

10). Notes on Site Plan with respect to the basis of the property boundary and site information appear contradictory (i.e based on previous survey or verified by actual survey).

Respectfully submitted,



Mark J. Edsall, P.E.
Planning Board Engineer



STATE OF NEW YORK
DEPARTMENT OF TRANSPORTATION

*Planning Unit
Received
10/22/86ph.*

JAMES L. LARocca
COMMISSIONER

Feb. 3, 1986

*Patrick T. Kennedy, L.S.
647 Little Britain Rd.
New Windsor, N.Y. 12550*

Re: *LANDS OF FRANK
RT 207
TOWN OF NEW WINDSOR*

Dear

We have reviewed this matter and please find our comments checked below.

- ☒ A Highway Work permit will be required
- ☒ No objection
- ☒ Need additional information ☐ Traffic Study ☐ Drainage Study
- ☒ To be reviewed by Regional Office
- ☒ Does not affect New York State Department of Transportation

ADDITIONAL COMMENTS:

Very truly yours,

William F. Elgee

William F. Elgee
C.E. I Permits

DDG:sk

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, New York 12550

(This is a two-sided form)

Date Received 8/28/85
Meeting Date _____
Public Hearing _____
Action Date _____
Fees Paid 25.00
off fee

APPLICATION FOR SITE PLAN APPROVAL

1. Name of Project Site Plan for Daniel V. & Linda M. Frank
2. Name of applicant Daniel V. & Linda M. Frank Phone 564-0677
Address 613 Little Britain Rd New Windsor N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip Code)
3. Owner of record Daniel V. & Linda M. Frank Phone _____
Address same
(Street No. & Name) (Post Office) (State) (Zip Code)
4. Name of person preparing plan Patrick T. Kennedy, L.S. Phone 564-0906
Address 647 Little Britain Rd New Windsor, New York 12550
(Street No. & Name) (Post Office) (State) (Zip Code)
5. Attorney _____ Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip Code)
6. Location: On the South side of Little Britain Rd & N.Y.S. Rte 207
(Street)
_____ feet _____
(direction)
of _____
(Street)
7. Acreage of parcel 29,872 S.F.
8. Zoning district NC
9. Tax map designation: Section 33 Block 2 Lot(s) 9.2
10. This application is for the use and construction of a 40'x40' commercial building for two 20'x40' retail stores
11. Has the Zoning Board of Appeals granted any variance or special permit concerning this property? No If so, list case No. and Name _____
12. List all contiguous holdings in the same ownership
Section _____ Block _____ Lot(s) _____

FOR OFFICE USE ONLY:

Schedule _____ Column _____ Number _____

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION, CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

27 day of August, 1985

Lawrence Reis
Notary Public
Notary Public
LAWRENCE REIS
Notary Public, State of New York
Qualified in Orange County 4512833
Commission expires March 1987

Donald Frank
Applicant's Signature

Inspector, Town of Newburgh
Title

OWNER'S ENDORSEMENT

(Completion required ONLY if applicable)

COUNTY OF ORANGE }
STATE OF NEW YORK } SS.:

_____ being duly sworn, deposes and says that he resides
_____ in the
_____ (Owner's Address)
county of _____ and State of _____

and that he is (the owner in fee) of _____ of the _____
(Official Title)
Corporation which is the owner in fee) of the premises described in the foregoing application
and that he has authorized _____ to make the foregoing application for special use approval as described herein.

Sworn before me this.

_____ day of _____, 1985

(Owner's Signature)

Notary Public



DANEAL & LINDA FRANK

The site plan or map was disapproved by the Bureau of Fire Prevention for the following reason(s).

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval ✓
Subdivision _____ as submitted by
Patrick T. Kennedy for the building or subdivision of
_____ has been
reviewed by me and is approved ✓,
disapproved _____.

If disapproved, please list reason.

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

✓ Lyman D. Mastenfe
SANITARY SUPERINTENDENT

11/12/86
DATE



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

BUREAU OF FIRE PREVENTION

SITE PLAN APPROVAL

FRANK SITE PLAN

The aforementioned site plan or map was reviewed by the Bureau of Fire Prevention at a meeting held on 10 SEPTEMBER 1985.

☒ The site plan or map was approved by the Bureau of Fire Prevention.

☐ The site plan or map was disapproved by the Bureau of Fire Prevention for the following reason(s).

SIGNED: Richard Rotaling
CHAIRMAN

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval David Frank & Linda M. Frank
Subdivision _____ as submitted by _____
_____ for the bulsing or subdivision of _____
_____ has been
reviewed by me and is approved ☒ _____,
disapproved _____.

If disapproved, please list reason.

1 Fred Taylor Jr
HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval ✓
Subdivision _____ as submitted by
Patrick Kennedy for the building or subdivision of
Damea & Linda Frank has been
reviewed by me and is approved ✓,
disapproved _____.

If disapproved, please list reason.

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

Lyman D. Masten Jr.
SANITARY SUPERINTENDENT

August 30, 1985
DATE

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by
P. Kennedy for the building or subdivision of
D. Frank - L. Frank has been
reviewed by me and is approved ✓
~~disapproved~~ _____.

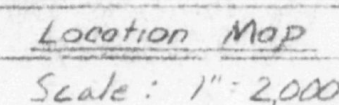
~~If disapproved, please list reason.~~

HIGHWAY SUPERINTENDENT

✓ Stam D. D. D.
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE



- 1.) Boundary lines and existing structures taken from map entitled "Site Plan for Daniel V. & Linda M. Frank" dated: July 20, 1983 prepared by: Pte R Hostis, L.S.
- 2.) Edge of Wetlands is shown as located by Joseph Steele of the N.Y.S. D.E.C. March 1984. taken from the above mentioned map.
- 3.) There shall be no work within the 100' wetlands buffer zone without the appropriate N.Y.S. D.E.C. permit.

Zoning District: NC
Minimum Requirements
Lot Area : 10,000 ± F.
Lot Width : 100'
Front Yard : 40'
Side yard : 15'
Back Sides : 35'
Rear yard : 15'

1. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 2209, sub-section 2 of the N.Y. State Education Law.
2. Only copies from the original of this survey marked with an original of the land surveyor's inked seal or his embossed seal shall be considered to be valid true copies.
3. Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run only to the person for whom the survey is prepared, and on his behalf to the title company, governmental agency and lending institution listed hereon, and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owner.
4. Underground improvements or encroachments, if any, are not shown hereon.

Parking Requirements
 1 space per 200 SF in Retail Use
 Approx 1280 SF at Retail Use New Building
 " 1037 SF " " Previously Approved Bldg } 80% of Total Floor Area.
 " 250 SF " " Existing Frame Bldg. (20% for storage)
 2567 SF Total Retail Use
 Parking Spaces Req'd = 13
 Parking Spaces Provided: 12 Standard } 14 spaces provided
 2 Handicapped }



Patrick T. Kennedy L. S. 335 Temple Hill Road - New Windsor, New York 12550		
SCALE: 1"=20'	APPROVED BY:	DRAWN BY:
DATE: June 6, 1985		REVISED: Dec 1, 1985
Site Plan for Donald V. Frank & Linda M. Frank Town of New Windsor Orange County - New York		
		DRAWING NUMBER 85-330